



# Hendrefoilan Park

Swansea

2, 3 and 4  
Bedroom Homes



Building more  
than just homes

## There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

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Why  
Swansea?

## Here's why...

To enjoy the peaceful, leafy ambience of a home in the prestigious area of Killay, amidst the Hendrefoilan Woods and in easy reach of both the lively shops and cultural life of Swansea city centre and the beautiful landscapes and beaches of the magnificent Gower Peninsula. With a choice of shops and a primary school within walking distance and good public transport services, it offers a rare opportunity to connect with both excellent local amenities and outstanding natural surroundings.



Hendrefoilan Park  
St Modwen Homes



## Here's why...

The site once occupied by the popular Hendrefoilan Student Village has now been impressively transformed into an exciting new neighbourhood of contemporary two, three and four bedroom homes. Offering a variety of detached, semi-detached and terraced houses, all benefiting from modern, energy efficient design and featuring high performance insulation and double glazing throughout, these attractive homes and inviting streetscapes complement their mature green surroundings and superb elevated location.










# Why Hendrefoilan Park?

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



## Your Development...

Explore our Hendrefoilan Park development and check out what we have to offer.

The Branson	(790)	
2 bedroom home	page 6	
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# 2, 3 and 4 bedroom homes



# The Branson

790 sq. ft.

2 Bedrooms  
2 Bathrooms  
Semi-Detached/  
Terrace

## Key Features

- Open plan kitchen/dining room
- Living room with French doors to garden
- Downstairs WC
- Main bedroom with en-suite
- Built in cupboard to second bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

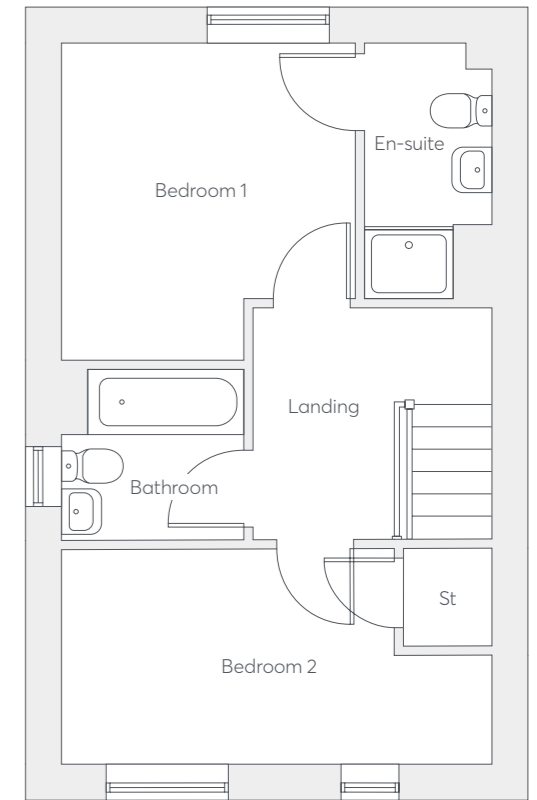
## First Floor

**Bedroom 1**  
3.24m x 3.44m  
10'7" x 11'3"

**En-Suite**  
1.39m x 2.76m  
4'7" x 9'1"

**Bedroom 2**  
4.72m x 2.33m  
15'6" x 7'8"

**Bathroom**  
1.99m x 1.85m  
6'6" x 6'1"



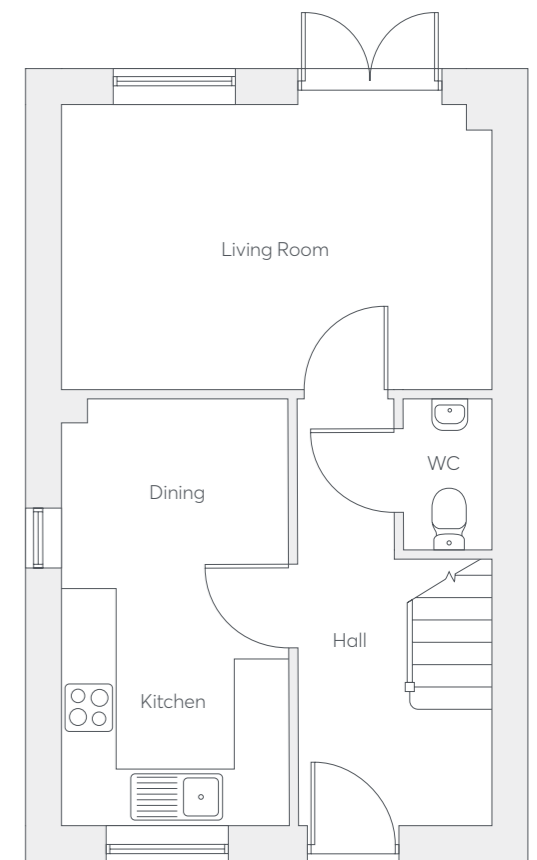
## Ground Floor

**Living Room**  
4.72m x 3.09m  
15'6" x 10'1"

**Kitchen**  
2.49m x 2.55m  
8'2" x 8'4"

**Dining**  
2.49m x 2.06m  
8'2" x 6'9"

**WC**  
1.00m x 1.65m  
3'3" x 5'5"





# The Kingsley

790 sq. ft.

3 Bedrooms  
2 Bathrooms  
Semi-Detached

## Key Features

Open plan living and dining room with French doors to garden

Kitchen with breakfast area

Downstairs WC

Main bedroom with en-suite

Full gas fired central heating

Double glazing and high-performance insulation throughout

Ten year New Home warranty

## First Floor

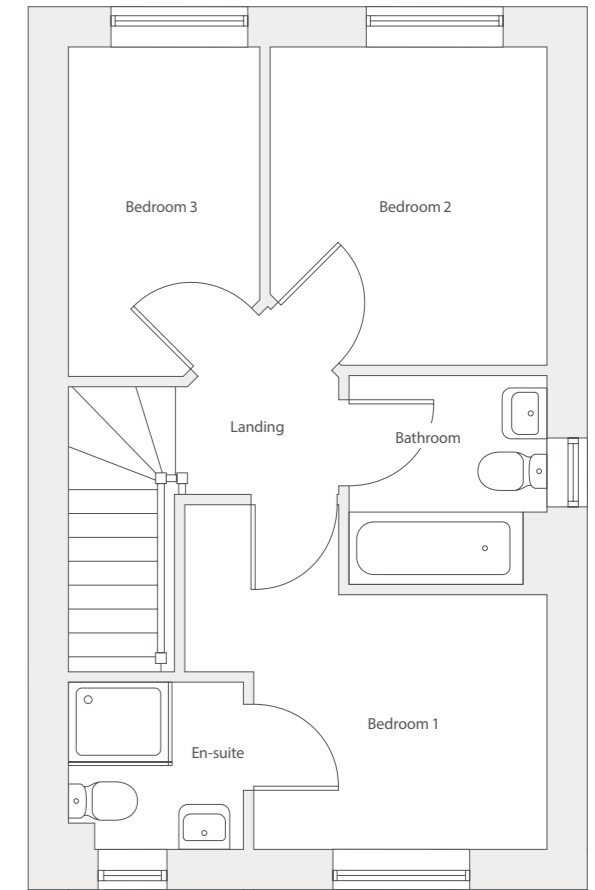
**Bedroom 1**  
2.93m x 3.26m  
9'7" x 10'8"

**En-Suite**  
1.73m x 1.63m  
5'8" x 5'4"

**Bedroom 2**  
2.69m x 3.10m  
8'10" x 10'2"

**Bedroom 3**  
1.97m x 3.21m  
6'6" x 10'6"

**Bathroom**  
1.93m x 2.03m  
6'4" x 6'8"



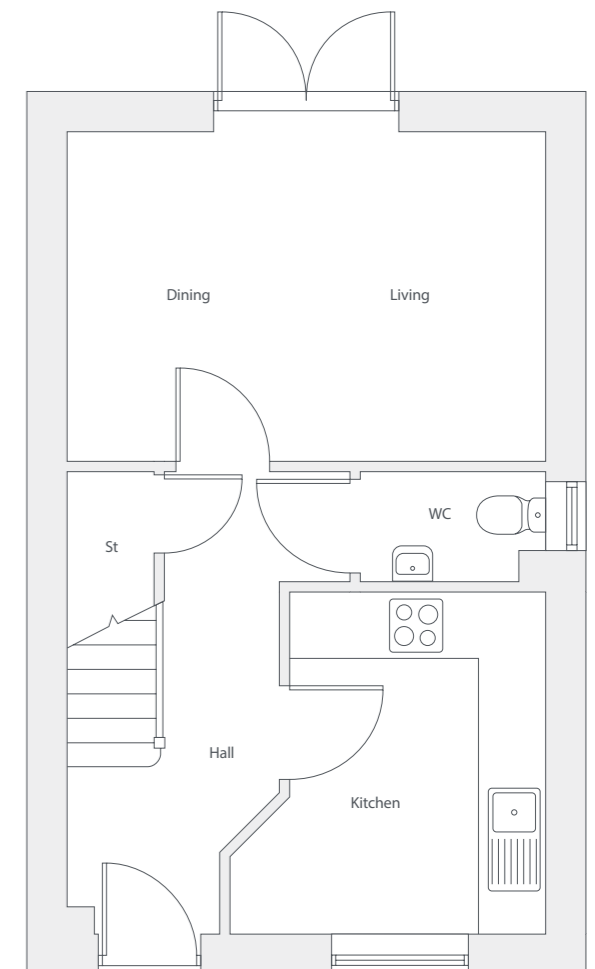
## Ground Floor

**Living**  
2.74m x 3.21m  
9'0" x 10'6"

**Kitchen**  
3.07m x 3.26m  
10'1" x 10'8"

**Dining**  
2.01m x 3.21m  
6'7" x 10'6"

**WC**  
1.82m x 1.15m  
5'11" x 3'9"





# The Hartley

838 sq. ft.

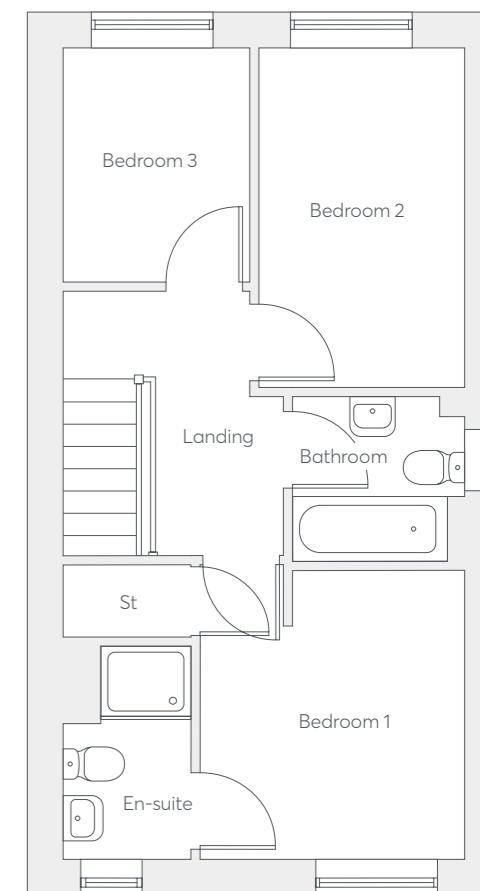
3 Bedrooms  
2 Bathrooms  
Semi-Detached/  
Terrace

## Key Features

- Open plan kitchen/dining room
- Dining room with French doors to garden
- Downstairs WC
- Main bedroom with en-suite
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

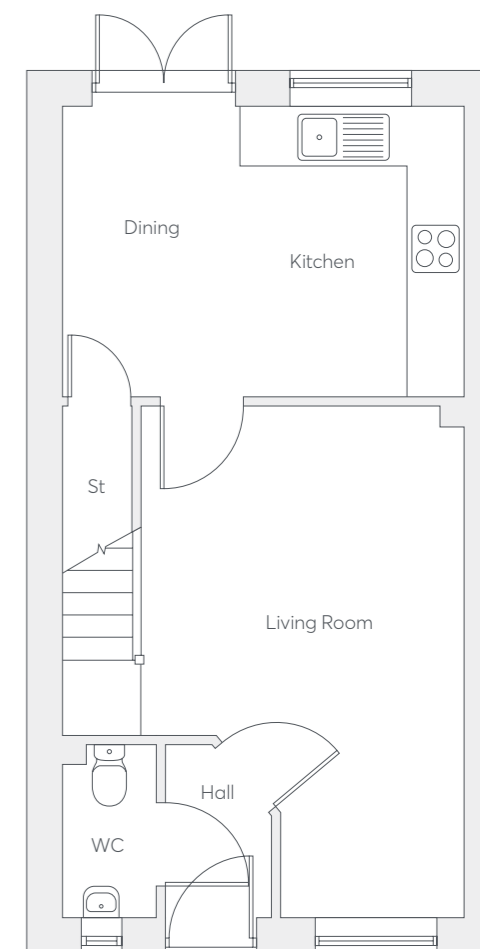
## First Floor

- Bedroom 1**  
2.99m x 3.13m  
9'10" x 10'3"
- En-Suite**  
1.38m x 2.30m  
4'6" x 7'7"
- Bedroom 2**  
2.35m x 3.69m  
7'9" x 12'1"
- Bedroom 3**  
2.02m x 2.54m  
6'8" x 8'4"
- Bathroom**  
1.98m x 1.80m  
6'6" x 5'11"



## Ground Floor

- Living Room**  
4.46m x 5.56m  
14'8" x 18'3"
- Kitchen**  
2.58m x 3.15m  
8'5" x 10'4"
- Dining**  
1.89m x 3.15m  
6'2" x 10'4"
- WC**  
1.01m x 1.87m  
3'4" x 6'2"





# The Ainsley

920 sq. ft.

3 Bedrooms  
2 Bathrooms  
Semi-Detached

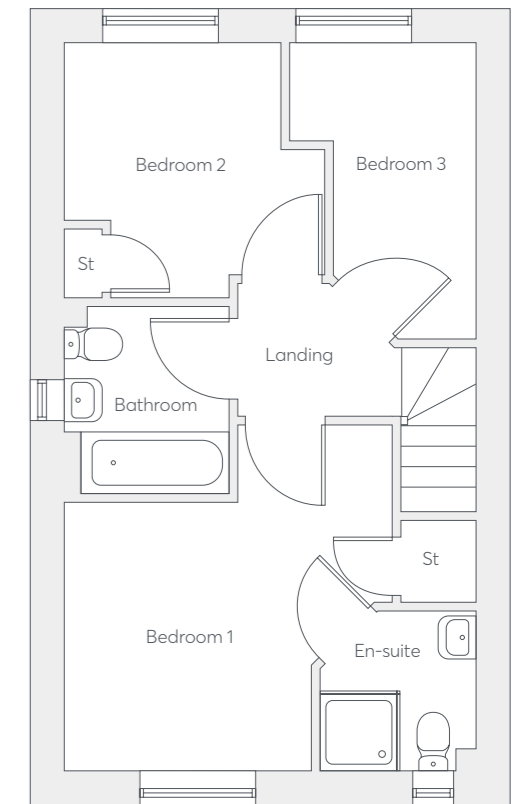
## Key Features

- Living room with walk-through to dining room
- Open plan kitchen/dining room with French doors to garden
- Laundry area
- Downstairs WC
- Family bathroom
- Main bedroom with en-suite
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

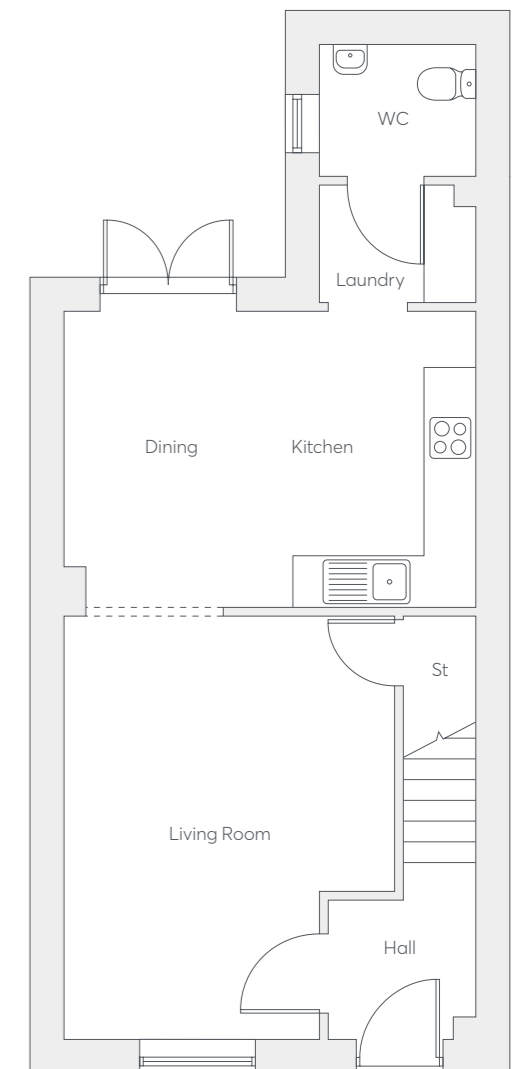
## First Floor

- Bedroom 1**  
3.86m x 3.88m  
12'8" x 12'9"
- En-Suite**  
1.82m x 1.84m  
6'0" x 6'1"
- Bedroom 2**  
2.59m x 2.93m  
8'6" x 9'7"
- Bedroom 3**  
1.65m x 3.42m  
5'5" x 11'2"
- Bathroom**  
1.91m x 2.15m  
6'3" x 7'1"



## Ground Floor

- Living Room**  
3.86m x 4.84m  
12'8" x 15'11"
- Kitchen**  
2.10m x 3.42m  
6'11" x 11'2"
- Dining**  
2.74m x 3.42m  
9'0" x 11'2"
- Laundry**  
1.81m x 1.35m  
5'11" x 4'5"
- WC**  
1.81m x 1.49m  
5'11" x 4'11"



 Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



# The Langley

930 sq. ft.

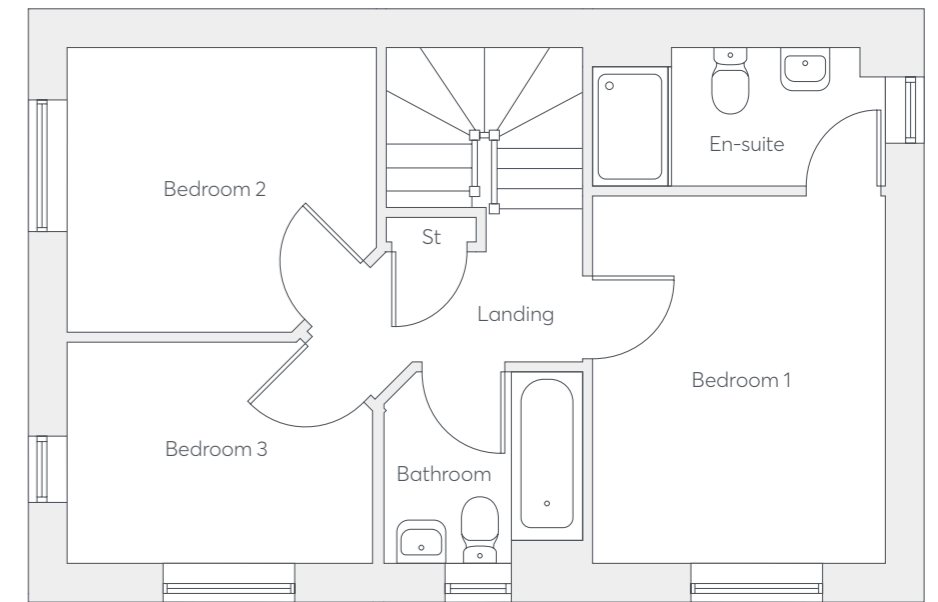
3 Bedrooms  
2 Bathrooms  
Detached  
Semi-Detached

## Key Features

- Dual aspect living room
- Dual aspect kitchen/dining room with French doors to garden
- Laundry cupboard
- Downstairs WC
- Main bedroom with en-suite
- Dual aspect third bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

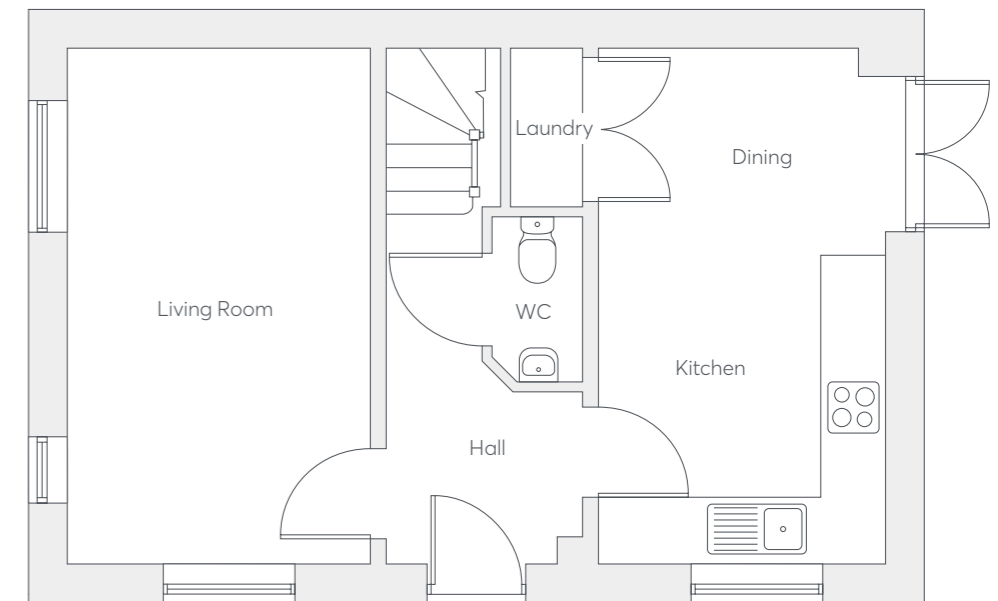
## First Floor

- Bedroom 1**  
2.96m x 3.82m  
9'8" x 12'6"
- En-Suite**  
2.96m x 1.39m  
9'8" x 4'7"
- Bedroom 2**  
3.12m x 2.87m  
10'3" x 9'5"
- Bedroom 3**  
3.09m x 2.34m  
10'2" x 7'8"
- Bathroom**  
2.00m x 2.04m  
6'7" x 6'8"



## Ground Floor

- Living Room**  
3.06m x 5.30m  
10'0" x 17'5"
- Kitchen**  
2.89m x 3.19m  
9'6" x 10'5"
- Dining**  
2.89m x 2.11m  
9'6" x 6'11"
- Laundry**  
0.74m x 1.60m  
2'5" x 5'3"
- WC**  
0.95m x 1.68m  
3'1" x 5'6"





# The Buckley

957 sq. ft.

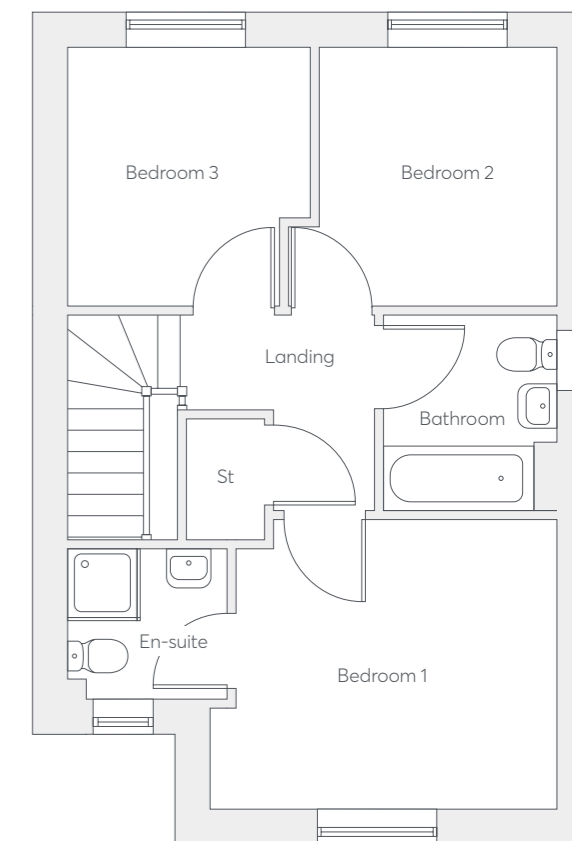
3 Bedrooms  
2 Bathrooms  
Semi-Detached

## Key Features

- Open plan kitchen/dining room with French doors to garden
- Laundry room with side door
- Downstairs WC
- Main bedroom with en-suite
- Ample storage
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

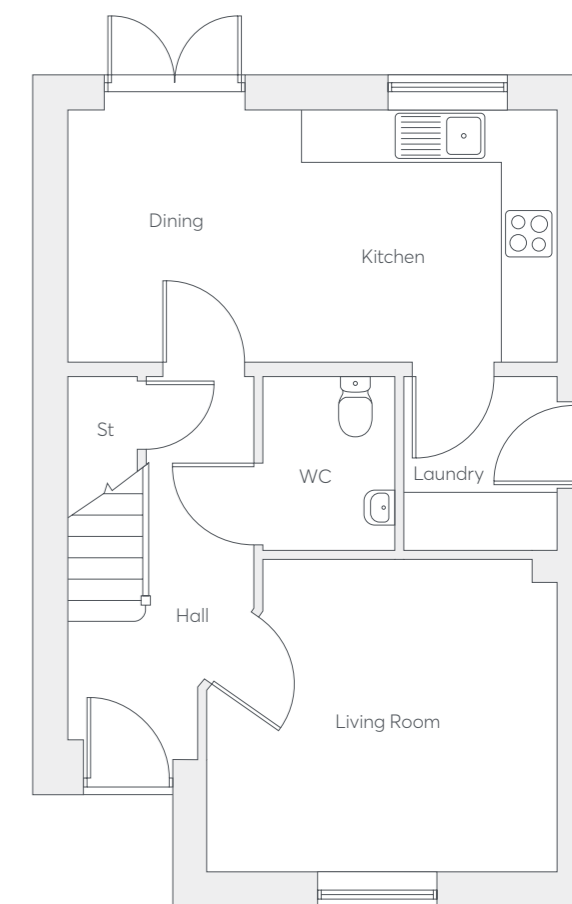
## First Floor

- Bedroom 1**  
3.85m x 3.22m  
12'7" x 10'7"
- En-Suite**  
1.89m x 1.66m  
6'2" x 5'5"
- Bedroom 2**  
2.70m x 2.88m  
8'10" x 9'5"
- Bedroom 3**  
2.74m x 2.88m  
9'0" x 9'5"
- Bathroom**  
1.93m x 2.18m  
6'4" x 7'2"



## Ground Floor

- Living Room**  
3.85m x 3.48m  
12'7" x 11'5"
- Kitchen**  
3.05m x 2.82m  
10'0" x 9'3"
- Dining**  
2.49m x 2.82m  
8'2" x 9'3"
- Laundry**  
1.68m x 1.93m  
5'6" x 6'4"
- WC**  
1.49m x 1.93m  
4'11" x 6'4"





# The Warrley

1036 sq. ft.

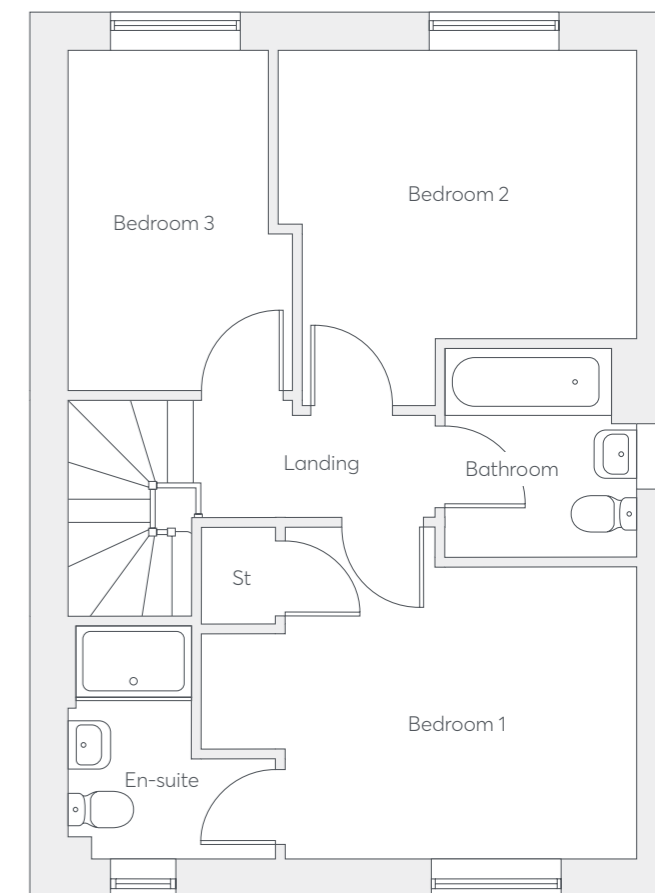
3 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Open plan, L-shaped living space with dual aspect windows
- French doors to dining area
- Downstairs WC
- Main bedroom with en-suite
- Built-in cupboard to main bedroom
- Family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

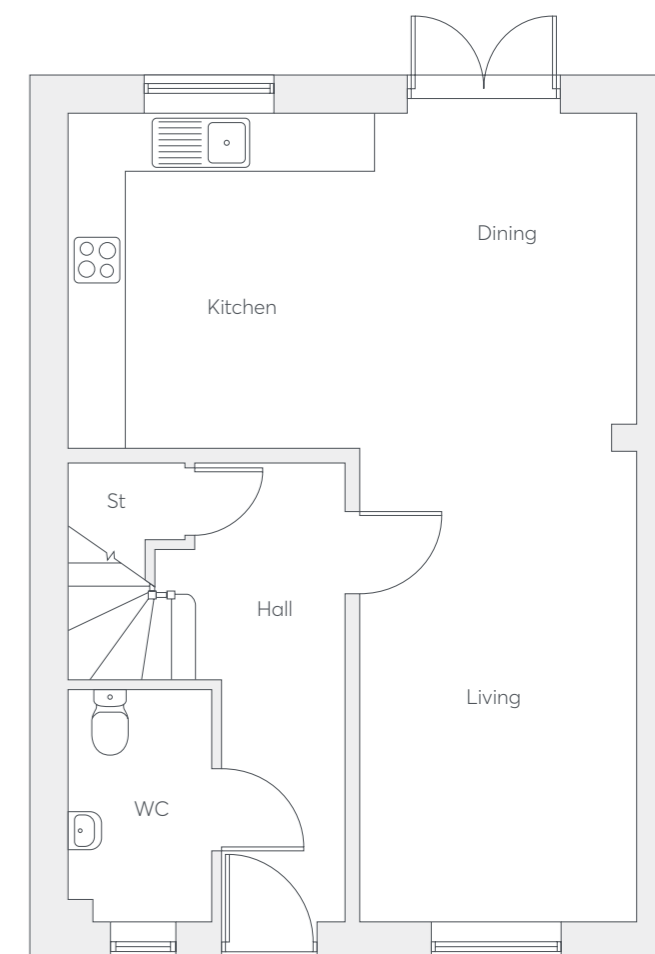
## First Floor

- Bedroom 1**  
3.67m x 3.38m  
12'1" x 11'1"
- En-Suite**  
2.11m x 2.34m  
6'11" x 7'8"
- Bedroom 2**  
3.50m x 3.63m  
11'6" x 11'1"
- Bedroom 3**  
2.28m x 3.50m  
7'6" x 11'6"
- Bathroom**  
1.96m x 2.15m  
6'5" x 7'1"



## Ground Floor

- Living**  
2.91m x 4.80m  
9'7" x 15'9"
- Kitchen**  
3.07m x 3.43m  
10'1" x 11'3"
- Dining**  
2.80m x 3.43m  
9'2" x 11'3"
- WC**  
1.46m x 2.34m  
4'10" x 7'8"





# The Linnagate

1390 sq. ft.

4 Bedrooms  
3 Bathrooms  
Detached

## Key Features

- Three storey
- Dual aspect living room
- Dual aspect kitchen/dining room with French doors to garden
- Laundry cupboard
- Downstairs WC
- Dual aspect study
- Main bedroom with en-suite
- En-suite to second bedroom
- Family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty
- PV solar panels to roof

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## Second Floor

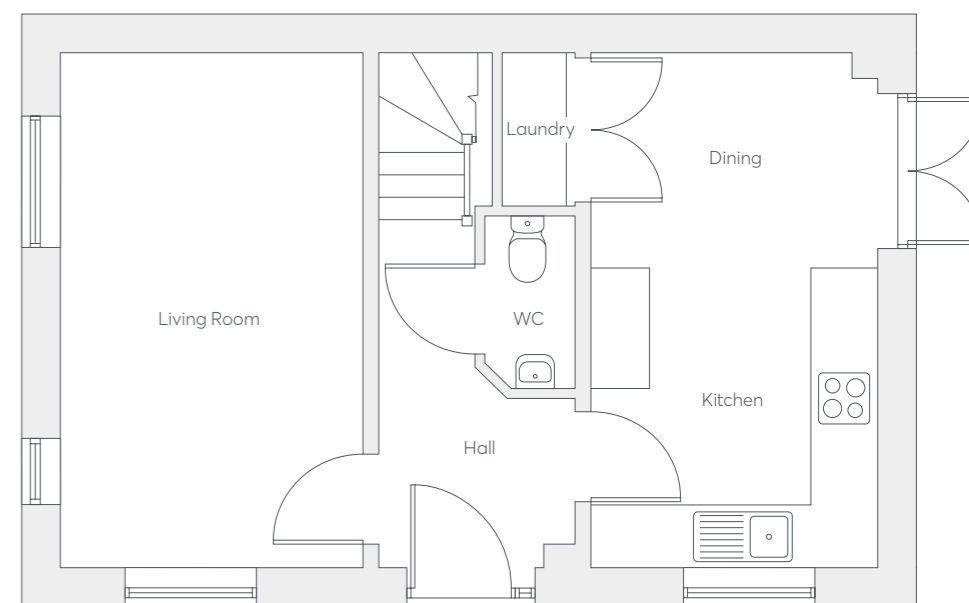
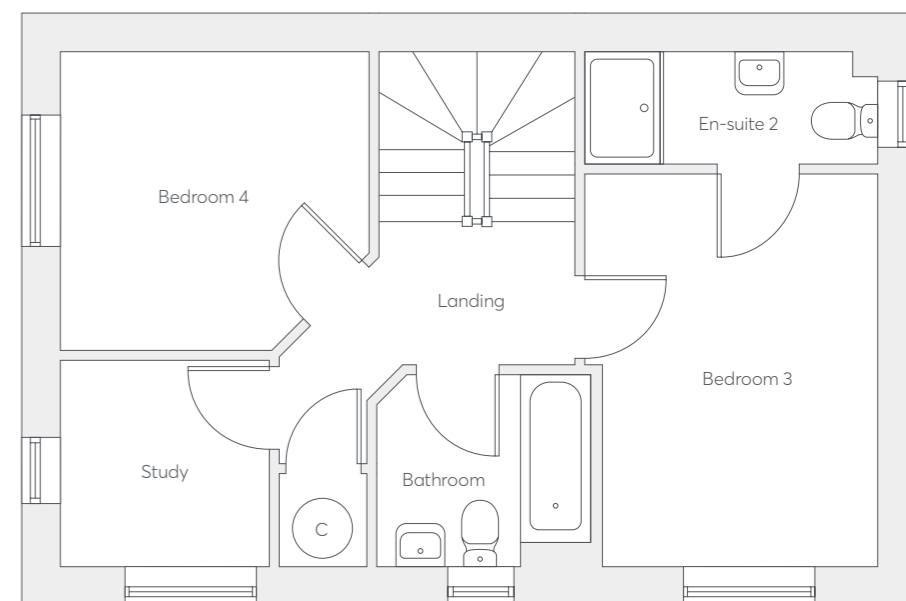
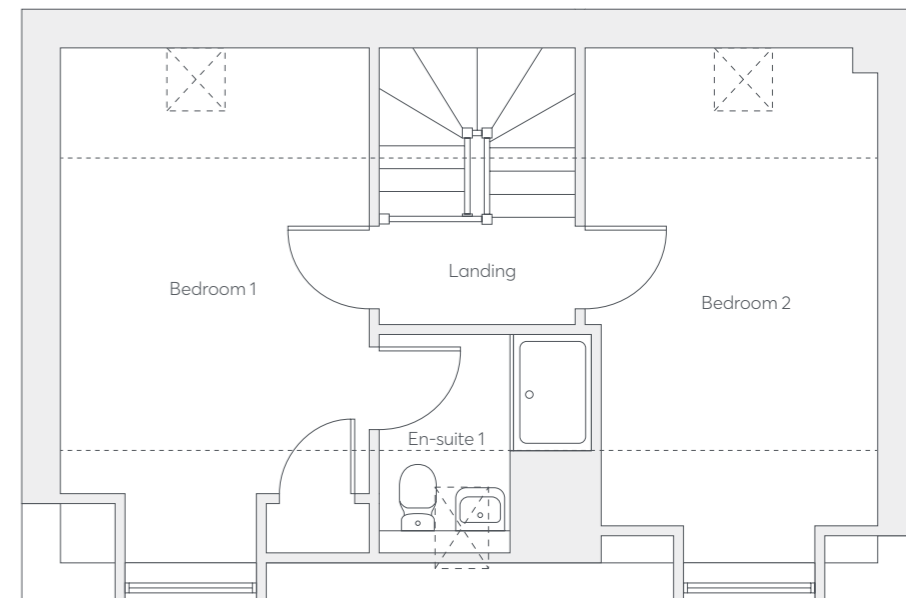
- Bedroom 1**  
3.34m x 5.25m  
11'0" x 17'3"
- Bedroom 2**  
2.91m x 5.25m  
9'7" x 17'3"
- En-Suite 1**  
2.14m x 1.97m  
7'0" x 6'5"

## First Floor

- Bedroom 3**  
2.91m x 3.92m  
9'7" x 12'11"
- En-Suite 2**  
3.07m x 1.19m  
10'1" x 3'11"
- Bedroom 4**  
3.34m x 3.03m  
11'0" x 9'11"
- Study**  
2.34m x 2.08m  
7'8" x 6'10"
- Bathroom**  
2.12m x 1.95m  
6'11" x 6'5"

## Ground Floor

- Living Room**  
3.28m x 5.20m  
10'9" x 17'1"
- Dining**  
3.01m x 2.17m  
9'10" x 7'2"
- Kitchen**  
3.01m x 3.03m  
9'10" x 9'11"
- Laundry**  
0.74m x 1.55m  
2'5" x 5'1"
- WC**  
0.92m x 1.75m  
3'0" x 5'9"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



# The Highgate

1473 sq. ft.

4 Bedrooms  
2 Bathrooms  
Detached

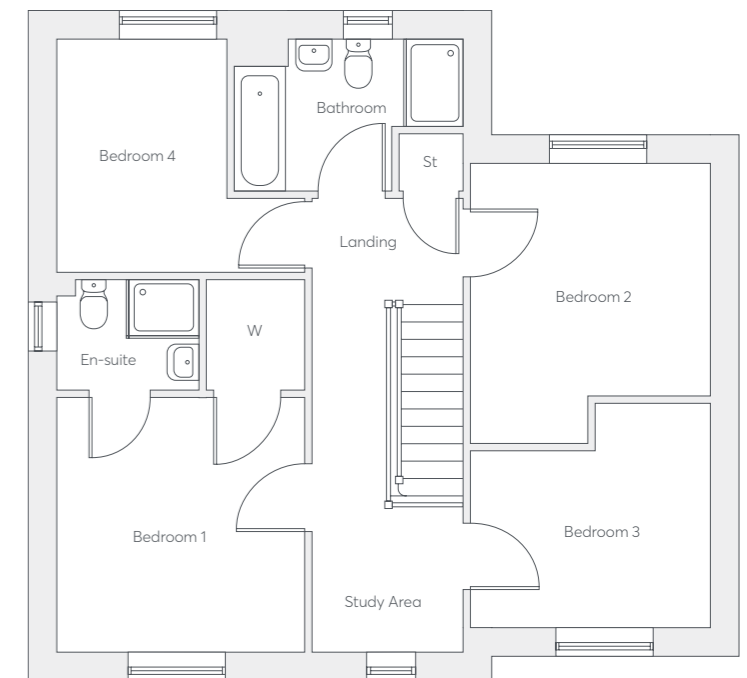
## Key Features

- Dual aspect living room with French doors to garden
- Open plan kitchen/dining room with French doors to garden
- Laundry room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

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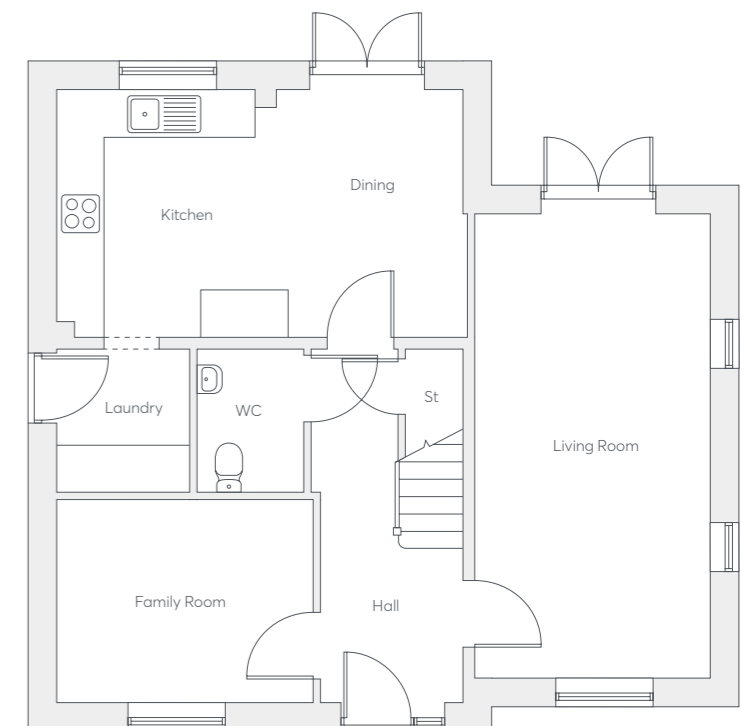
## First Floor

- Bedroom 1**  
3.37m x 3.48m  
11'1" x 11'5"
- En-Suite**  
1.91m x 1.52m  
6'3" x 5'0"
- Bedroom 2**  
3.29m x 3.84m  
10'9" x 12'7"
- Bedroom 3**  
3.29m x 3.05m  
10'9" x 10'0"
- Bedroom 4**  
2.33m x 3.28m  
7'8" x 10'9"
- Bathroom**  
3.12m x 2.17m  
10'3" x 7'1"



## Ground Floor

- Living Room**  
3.23m x 6.32m  
10'7" x 20'9"
- Kitchen**  
3.15m x 3.47m  
10'4" x 11'5"
- Dining**  
2.56m x 3.47m  
8'5" x 11'5"
- Family Room**  
3.52m x 2.77m  
11'6" x 9'1"
- Laundry**  
1.80m x 1.98m  
5'11" x 6'6"
- WC**  
1.50m x 1.98m  
4'11" x 6'6"



 Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design

# Specification

## Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices

Worktop with upstand to wall

Composite single bowl sink and monobloc mixer tap

Integrated cooker hood and stainless steel splashback to hob

4-Zone Induction Hob

Stainless steel single fan oven

Plumbing and electrics for washing machine

Plumbing and electrics for dishwasher

3 spot LED track light to ceiling

## Bathroom/En-Suite/WC

Roca contemporary style white sanitaryware with VADO monobloc tap

VADO Thermostatic shower mixer valve (where applicable)

Low profile shower tray with chrome style framed clear glass enclosure

Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

## Electrical

TV socket to lounge

BT socket (housetypes vary - please see drawings for location)

White sockets and switches

PIR operated porch light

Front doorbell and chime

USB charging socket to kitchen

Power and lighting to integral garages

Photovoltaic roof panels (position and quantity specific to plot and orientation - ask for details)

Battery operated carbon monoxide detectors (locations vary)

Mains wired (with battery back-up) smoke detectors

## Heating

Gas central heating throughout

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Programmable control of heating zones

## Exterior

Double glazed PVCu windows

Double glazed PVCu french casement doors to patio (where layout permits)

PVCu fascias, soffits and rainwater goods

Multi-point door locking system to front and rear/side doors

Up-and-over steel garage door (where applicable)

House numbers ready fitted

## Decorative

Square spindles and newels to staircase

Square featured skirting boards and architraves

Vertical Panel White internal doors with satin handles

Smooth finish ceilings, painted in white

Walls painted in white satin finish

Woodwork painted in white satin finish

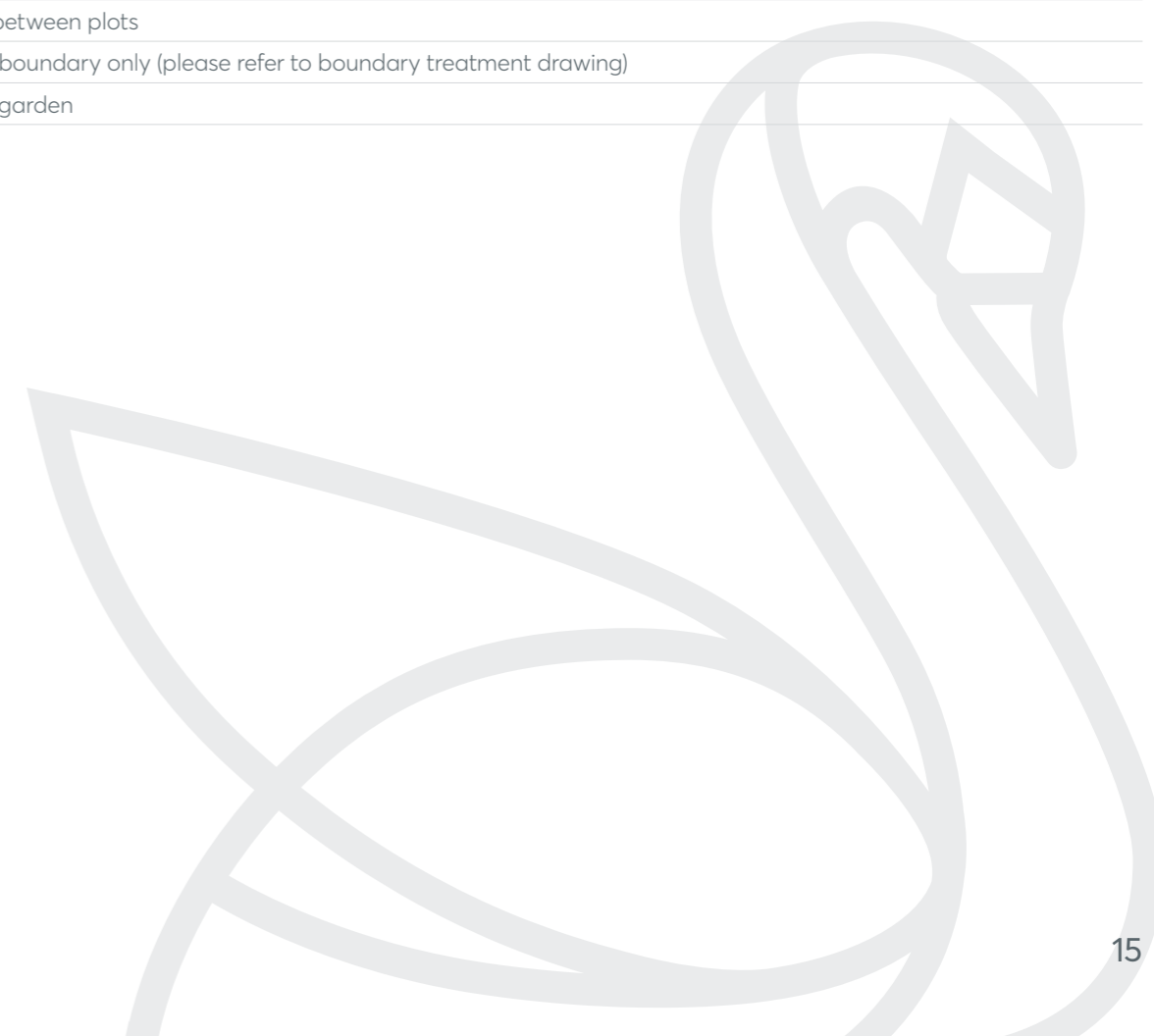
## Landscaping

Turf to front garden

0.9m post and rail fence between plots

1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)

Rotovated topsoil to rear garden





Open daily  
Thursday to  
Monday

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